

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 12, "ZONING", SECTION I, "ESTABLISHMENT OF DISTRICTS, PROVISION FOR AN OFFICIAL ZONING MAP", OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY, AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Zoning", Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five dollars (\$25.00) nor more than Two Thousand Dollars (\$2000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 26<sup>th</sup> day of September 2002.

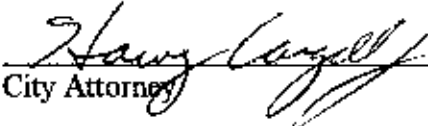
ATTEST:

APPROVED:

\_\_\_\_\_  
Connie Hooks, City Secretary

\_\_\_\_\_  
Ron Silvia, Mayor

APPROVED:

  
\_\_\_\_\_  
City Attorney

**EXHIBIT "A"**

That the Official Zoning Map of the City of College Station, Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of Chapter 12, "Zoning", is hereby amended as follows:

The property described and depicted in Exhibits "B," "C," and shown graphically in Exhibit "D," is rezoned from R-1, Single Family Residential, to C-B, Business Commercial, with the following physical conditions:

- No parking is allowed along the Central Park Lane or Krenek Tap Road frontage. Parking is allowed along State Highway 6 up to 50% of the State Highway 6 frontage. All other parking is shared and interior parking. The buildings shall be sited along Central Park Lane and Krenek Tap Road.
- The facades of the buildings facing Krenek Tap Road will have architectural treatments on the Krenek Tap Road side of the building complementary to the front face of the building.
- With the exception of a hotel/motel user, the first floor footprint of any building shall not exceed 25,000 square feet.
- There is a 25' building setback on Krenek Tap Road.

**METES AND BOUNDS DESCRIPTION  
OF A  
9.16 ACRE TRACT  
MORGAN RECTOR LEAGUE, A-46  
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE MORGAN RECTOR LEAGUE, ABSTRACT NO. 46, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 9.143 ACRE TRACT AS DESCRIBED BY A DEED TO STEPHEN A. MADISON AND DIANE KAY MOMOSA-MADISON, TRUSTEES, RECORDED IN VOLUME 3783, PAGE 113 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, (FIRST DESCRIBED TRACT).

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CONCRETE RIGHT-OF-WAY MARKER FOUND AT THE INTERSECTION OF THE NORTHWEST LINE OF KRENEK TAP ROAD WITH THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 MARKING THE EAST CORNER OF SAID FIRST DESCRIBED 9.143 ACRE TRACT (3783/113);

THENCE: S 42° 31' 50" W ALONG THE NORTH WEST LINE OF KRENEK TAP ROAD FOR A DISTANCE OF 401.12 FEET TO A 5/8 INCH IRON ROD SET MARKING THE SOUTH CORNER OF SAID FIRST DESCRIBED 9.143 ACRE TRACT AND THE EAST CORNER OF A CALLED 9.143 ACRE TRACT AS DESCRIBED BY A DEED TO STEPHEN A. MADISON AND DIANE KAY MOMOSA-MADISON, TRUSTEES, RECORDED IN VOLUME 3783, PAGE 113 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (SECOND DESCRIBED TRACT), FOR REFERENCE A ½ INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF A CALLED 9.143 ACRE TRACT AS DESCRIBED BY A DEED TO HENRY ETTA MADISON, RECORDED IN VOLUME 334, PAGE 362 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, BEARS: S 42° 31' 50" W FOR A DISTANCE OF 1558.61 FEET;

THENCE: N 47° 35' 56" W ALONG THE COMMON LINE OF SAID FIRST AND SECOND DESCRIBED 9.143 ACRE TRACTS (3783/113 AND 1005/525) FOR A DISTANCE OF 768.63 FEET TO A ½ INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF THE REMAINDER OF A CALLED 5.12 ACRE TRACT AS DESCRIBED BY A DEED TO TEXAS HOTEL MANAGEMENT, LP, RECORDED IN VOLUME 4455, PAGE 216 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE COMMON CORNER OF SAID FIRST AND SECOND DESCRIBED 9.143 ACRE TRACTS;

THENCE: N 42° 08' 17" E ALONG THE COMMON LINE OF SAID FIRST DESCRIBED 9.143 ACRE TRACT (3783/113) AND SAID REMAINDER OF 5.12 ACRE TRACT FOR A DISTANCE OF 154.40 FEET TO A ½ INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID REMAINDER OF 5.12 ACRE TRACT AND A CALLED 7.223 ACRE TRACT AS DESCRIBED BY A DEED TO TEXAS HOTEL MANAGEMENT CORPORATION RECORDED IN VOLUME 4128, PAGE 339 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY,

TEXAS;

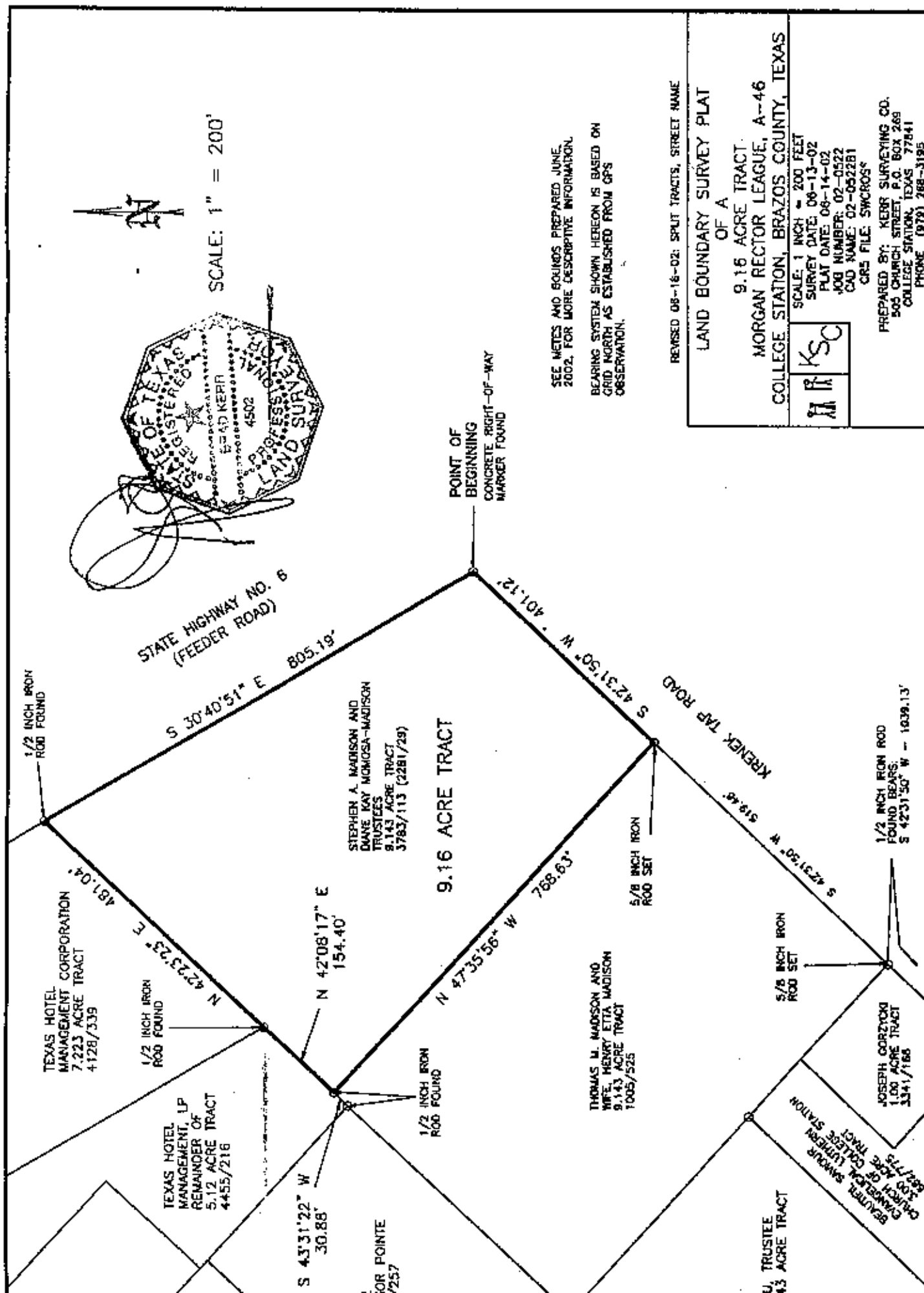
THENCE: N 42° 23' 23" E ALONG THE COMMON LINE OF SAID FIRST DESCRIBED 9.143 ACRE TRACT AND SAID 7.223 ACRE TRACT FOR A DISTANCE OF 481.04 FEET TO A ½ INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 MARKING THE COMMON CORNER OF SAID FIRST DESCRIBED 9.143 ACRE TRACT AND SAID 7.223 ACRE TRACT;

THENCE: S 30° 40' 51" E ALONG THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 FOR A DISTANCE OF 805.19 FEET TO THE POINT OF BEGINNING CONTAINING 9.16 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JUNE, 2002. SEE PLAT PREPARED JUNE, 2002, FOR MORE DESCRIPTIVE INFORMATION. BEARING ORIENTATION SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL LAND SURVEYOR  
R.P.L.S. NO. 4502

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**METES AND BOUNDS DESCRIPTION  
OF A  
9.17 ACRE TRACT  
MORGAN RECTOR LEAGUE, A-46  
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE MORGAN RECTOR LEAGUE, ABSTRACT NO. 46, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 9.143 ACRE TRACT AS DESCRIBED BY A DEED TO THOMAS M. MADISON AND WIFE, HENRY ETTA MADISON, RECORDED IN VOLUME 1005, PAGE 525 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (FIRST DESCRIBED TRACT).

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CONCRETE RIGHT-OF-WAY MARKER FOUND AT THE INTERSECTION OF THE NORTHWEST LINE OF KRENEK TAP ROAD WITH THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 MARKING THE EAST CORNER OF A CALLED 9.143 ACRE TRACT AS DESCRIBED BY A DEED TO STEPHEN A. MADISON AND DIANE KAY MOMOSA-MADISON, TRUSTEES, RECORDED IN VOLUME 3783, PAGE 113 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (SECOND DESCRIBED TRACT);

THENCE: S 42° 31' 50" W ALONG THE NORTH WEST LINE OF KRENEK TAP ROAD FOR A DISTANCE OF 401.12 FEET TO A 5/8 INCH IRON ROD SET MARKING THE EAST CORNER OF SAID FIRST DESCRIBED 9.143 ACRE TRACT AND THE SOUTH CORNER OF SAID SECOND DESCRIBED 9.143 ACRE TRACT AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 42° 31' 50" W CONTINUING ALONG THE NORTH WEST LINE OF KRENEK TAP ROAD FOR A DISTANCE OF 519.48 FEET TO A 5/8 INCH IRON ROD SET MARKING THE SOUTH CORNER OF SAID FIRST DESCRIBED 9.143 ACRE TRACT AND THE EAST CORNER OF A CALLED 1.00 ACRE TRACT AS DESCRIBED BY A DEED TO JOSEPH GORZYCKI RECORDED IN VOLUME 3341, PAGE 168 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/4 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF A CALLED 9.143 ACRE TRACT AS DESCRIBED BY A DEED TO HENRY ETTA MADISON, RECORDED IN VOLUME 334, PAGE 362 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, BEARS: S 42° 31' 50" W FOR A DISTANCE OF 1039.13 FEET;

THENCE: N 47° 35' 56" W ALONG THE COMMON LINE OF SAID FIRST DESCRIBED 9.143 ACRE TRACT AND SAID 1.00 ACRE TRACT, AT 335.33 FEET PASS A 3/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF A CALLED 3.00 ACRE TRACT AS DESCRIBED BY A DEED TO THE BEAUTIFUL SAVIOR EVANGELICAL LUTHERAN CHURCH OF COLLEGE STATION RECORDED IN VOLUME 682, PAGE 168 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, CONTINUE ON FOR A TOTAL DISTANCE OF 768.11 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTHEAST LINE OF LOT 2, WINDSOR POINTE, ACCORDING TO THE PLAT RECORDED IN VOLUME 2354, PAGE 257 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD SET MARKING THE COMMON CORNER OF SAID FIRST DESCRIBED 9.143 ACRE TRACT AND THE REMAINDER OF A CALLED 9.143 ACRE TRACT AS DESCRIBED BY A DEED TO LINDA JOY ISHIMITSU, TRUSTEE, RECORDED IN VOLUME 2516, PAGE 116 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/4 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID REMAINDER OF 9.143 ACRE TRACT (2516/116) AND WINDSOR POINTE BEARS: S 42° 24' 25" W FOR A DISTANCE OF 60.00 FEET;

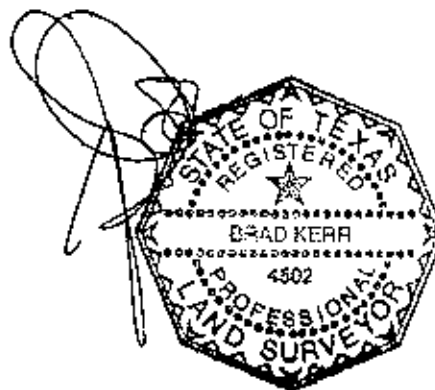
THENCE: N 42° 24' 25" E ALONG THE COMMON LINE OF SAID FIRST DESCRIBED 9.143 ACRE TRACT AND WINDSOR POINTE FOR A DISTANCE OF 488.60 FEET TO A 1/4 INCH IRON ROD FOUND MARKING THE EAST CORNER OF WINDSOR POINTE AND THE SOUTH CORNER OF THE REMAINDER OF A CALLED 5.12 ACRE TRACT AS DESCRIBED BY A DEED TO TEXAS HOTEL MANAGEMENT, LP, RECORDED IN VOLUME 4455, PAGE 216 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

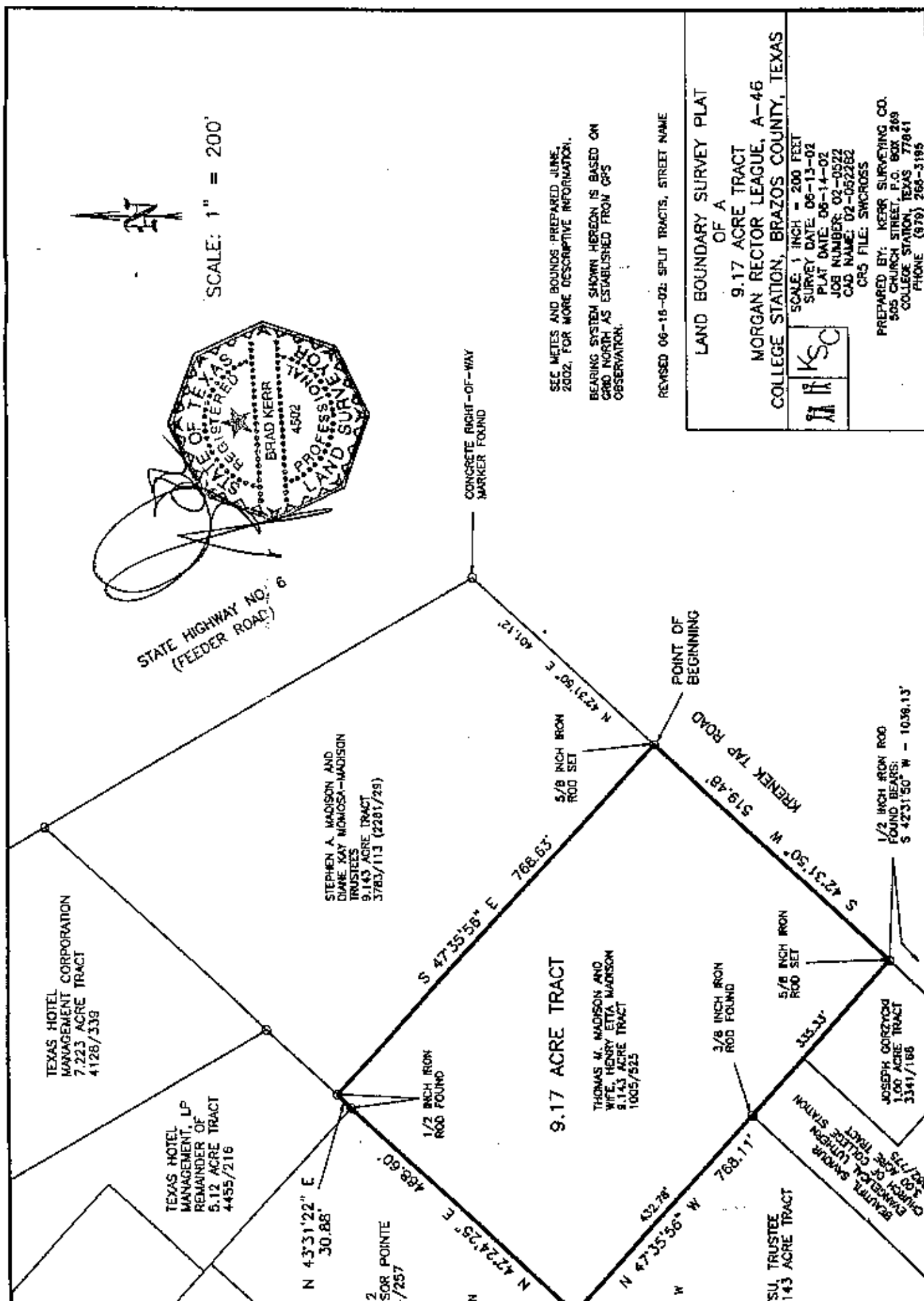
THENCE: N 43° 31' 22" E ALONG THE COMMON LINE OF SAID FIRST DESCRIBED 9.143 ACRE TRACT AND SAID REMAINDER OF 5.12 ACRE TRACT FOR A DISTANCE OF 30.88 FEET TO A 1/4 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID FIRST AND SECOND DESCRIBED 9.143 ACRE TRACTS (1005/525 AND 3783/113);

THENCE: S 47° 35' 56" E ALONG THE COMMON LINE OF SAID FIRST AND SECOND DESCRIBED TRACTS (1005/525 AND 3783/113) FOR A DISTANCE OF 768.63 FEET TO THE POINT OF BEGINNING CONTAINING 9.17 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JUNE, 2002. SEE PLAT PREPARED JUNE, 2002, FOR MORE DESCRIPTIVE INFORMATION. BEARING ORIENTATION SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

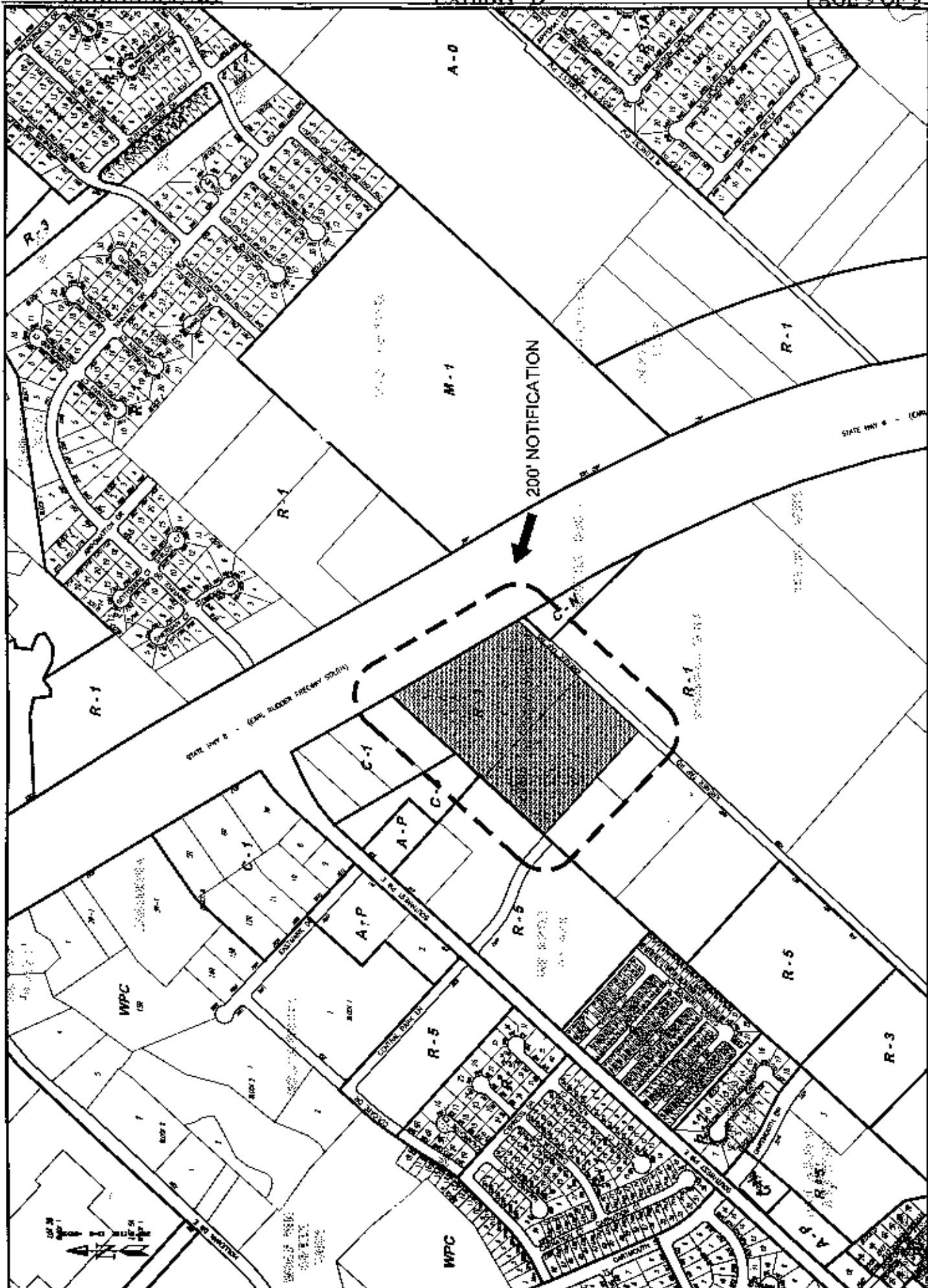
BRAD KERR  
REGISTERED PROFESSIONAL LAND SURVEYOR  
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REZONING

Case: 02-171

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City of College Station, Texas  
DEVELOPMENT REVIEW